159.0	0012	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	619,200 / 619,200
					USE VALUE:	619,200 / 619,200
					ASSESSED:	619,200 / 619,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
252		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ADAMS EVA B & DAVID W/ TRUSTEES
Owner 2:	EVA B ADAMS REVOCABLE TRUST
Owner 3:	
Street 1:	252 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ADAMS EVA B -
Owner 2:	-
Street 1:	252 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Asbestos Exterior and 1224 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	178,200		441,000	619,200
Total Card	0.161	178,200		441,000	619,200
Total Parcel	0.161	178,200		441,000	619,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 505.88 /Parcel: 505.88

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 106361

GIS Ref

GIS Ref

Insp Date 07/12/18

!12478!

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0012-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	178,200	0	7,000.	441,000	619,200		Year end	12/23/2021
2021	101	FV	173,100	0	7,000.	441,000	614,100		Year End Roll	12/10/2020
2020	101	FV	173,400	0	7,000.	441,000	614,400	614,400	Year End Roll	12/18/2019
2019	101	FV	159,100	0	7,000.	441,000	600,100	600,100	Year End Roll	1/3/2019
2018	101	FV	160,200	0	7,000.	371,700	531,900	531,900	Year End Roll	12/20/2017
2017	101	FV	160,200	0	7,000.	340,200	500,400	500,400	Year End Roll	1/3/2017
2016	101	FV	160,200	0	7,000.	289,800	450,000	450,000	Year End	1/4/2016
2015	101	FV	151,500	0	7,000.	252,000	403,500	403,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:51:46

LAST REV

Date	Time
12/07/20	12:16:32
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12478

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADAMS EVA B,	76127-42	1	11/10/2020	Convenience	99	No	No		
ADAMS EVA B/TRU	75589-130	1	9/11/2020	Convenience	99	No	No		
ADAMS EVA B,	68008-292		9/14/2016	Convenience	1	No	No		
ADAMS EVA B/TRU	67974-106		9/8/2016	Convenience	1	No	No		
ADAMS DAVID W &	62698-100		9/27/2013	Convenience	1	No	No		
ADAMS EVA B,	62190-572		7/8/2013	Convenience	10	No	No		
ADAMS EVA /DAVI	54493-71		4/2/2010	Convenience	1	No	No		
ADAMS EVA BRECK	37903-500		2/5/2003	Family	1	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/6/2018	1098	New Wind	9,832	C				
6/24/1998	480	Redo Kit	20,000					REMODEL KITCHEN/WD
5/30/1995	352		16,000					REMODEL BSMT

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	Inspected	CC	Chris C
5/29/2018	MEAS&NOTICE	BS	Barbara S
10/16/2008	Meas/Inspect	163	PATRIOT
1/4/2000	Inspected	264	PATRIOT
12/16/1999	Mailer Sent		
12/6/1999	Measured	256	PATRIOT
7/12/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	106361
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	441,000	Spl Credit		Total:	441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.94040596
Adj $ / SQ:	139.650
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	258287
Depreciation:	80069
Depreciated Total:	178218

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

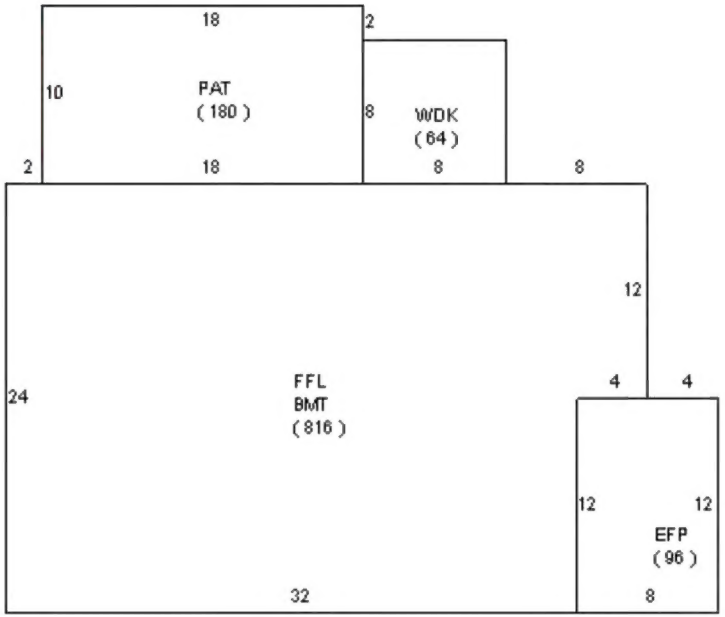
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	139.65
Special Features:	0	Val/Su Net:	90.37
Final Total:	178200	Val/Su SzAd	218.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	58.970	48,117
FFL	First Floor	816	139.650	113,955
PAT	Patio	180	4.080	734
EFP	Enclos Porch	96	52.270	5,018
WDK	Deck	64	15.050	963

Net Sketched Area:	1,972			Total:	168,787
Size Ad	816	Gross Area	1972	FinArea	1224

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0012-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	